









Offers Over  
**£163,000**

## 4/1 Echline Rigg

South Queensferry | EH30 9XN

This spacious and bright ground floor flat situated within a quiet established development, in the popular and sought-after town of South Queensferry, close to an excellent range of amenities and transport links. The accommodation would be the ideal purchase for the first time buyer, young professional or rental investor.

-  2 bedrooms
-  1 public
-  1 bathroom
-  Residents parking
-  EPC Band - E
-  Council Tax Band - C



## Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright lounge/dining quietly situated to the rear, modern fitted kitchen, light and airy principal bedroom with fitted wardrobes, second good sized double bedroom and stylish bathroom with three-piece suite and shower over bath. Further benefits include electric heating and double glazing.

*This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

All fitted floor coverings will be included in the sale together with the fridge/freezer, washing machine and integrated oven/hob.

## Gardens, Parking & Communal upkeep

There is ample residents parking to the front of the block together with a well maintained communal garden to the rear. The maintenance of the communal areas and garden ground is maintained by the residents in the building. This is payable on an ad hoc basis, with grass cutting in the spring/summer months chargeable at approximately £15 per month. More information is available via the seller.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

The historic coastal town of South Queensferry, famous for its superb backdrop of the Forth Bridges, provides excellent amenities including a great selection of local shops and supermarkets, restaurants, cafes & pubs. Highly regarded schooling is available from nursery to secondary level and for the commuter there is convenient access to the Forth Bridges, central motorway network and Edinburgh Airport.

The area also boasts Dalmeny Train Station taking you to heart of Edinburgh City Centre in approximately 20 minutes.

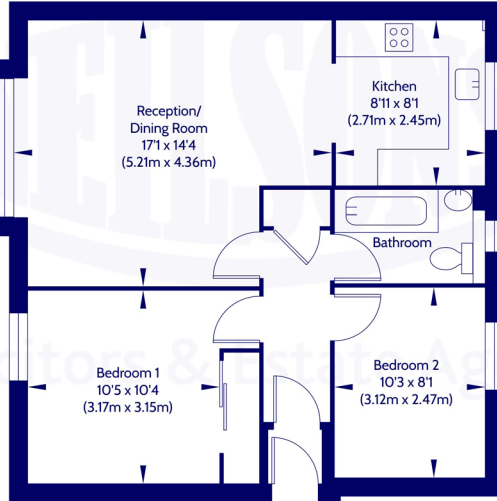
The old conservation area of South Queensferry enjoys a picturesque setting and there are many delightful walks with views over the Estuary and tree lined winding roads for cycles or drives. Other local leisure facilities include a Sports Centre and Swimming Pool in the High School and a recreational Centre with tennis courts and a five-a-side football pitch. For those interested in sailing and other water sports, the Marina Yachting Club offers many opportunities. The Dundas Castle Estate includes a secluded loch, golf course and numerous routes for woodland and country walks. Further delightful nature trails and formal gardens can be found in the area at Dalmeny and Hopetoun Houses.





Approx. Gross Internal Floor Area 57.15 Sq M / 615 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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